



**GLASLYN
LLANFARIAN
ABERYSTWYTH
SY23 4BZ**



- **THREE-BEDROOM DETACHED HOME IN DESIRABLE LLANFARIAN LOCATION**
- **TWO RECEPTION ROOMS OFFERING VERSATILE LIVING SPACE**
- **ATTRACTIVE GARDENS TO FRONT AND REAR**
- **DETACHED SINGLE GARAGE AND PRIVATE PARKING**
- **COUNTRYSIDE VIEWS, JUST 4 MILES FROM ABERYSTWYTH**

Three-Bedroom Village Home with Two Reception Rooms, Detached Garage & Countryside Views Near Aberystwyth

Set on the edge of the ever-popular village of Llanfarian, this well-maintained and generously proportioned three-bedroom home enjoys delightful views across the surrounding countryside, with attractive gardens to both the front and rear and the added benefit of a single detached garage and car parking driveway.

The property is set off a country lane and offers comfortable, well-presented accommodation with oil-fired central heating and double glazed windows. Of particular note are the two reception rooms, providing versatile living space ideal for both formal entertaining and everyday family life, which take full advantage of the pleasant rural outlook.

Externally, the adjoining gardens are neatly kept, offering space to relax, entertain and enjoy the peaceful setting.

Llanfarian is a sought-after village community on the outskirts of the vibrant coastal town of Aberystwyth. The village benefits from a strong sense of community along with everyday amenities including a well-regarded primary school, village hall, and places of worship. Surrounded by beautiful Ceredigion countryside, Llanfarian offers an appealing blend of rural charm and convenient access to larger town facilities.

The university town of Aberystwyth lies approximately four miles to the north and is easily accessible by road or via the scenic Ystwyth Trail cycle path. Aberystwyth is renowned for its picturesque promenade and sweeping views across Cardigan Bay, as well as its sandy beaches and dramatic coastline. The town offers an excellent range of amenities including national retailers, independent shops, cafés, restaurants and leisure facilities.

Aberystwyth is also home to Aberystwyth University, one of the country's leading higher education institutions, and the prestigious National Library of Wales. With a mainline railway station providing links to major towns and cities, along with significant local employers in education, public services and the private sector, the town serves as a cultural and economic hub for the region.

Combining countryside views, village setting and convenient access to coastal town amenities, this appealing home offers an excellent opportunity for families, professionals or those seeking a well-connected yet peaceful location.

PRICE: Offers invited in the region of **£310,000**

ACCOMMODATION – of approximate dimensions

Recessed open storm porch

Main Entrance Door with glazed insert an adjoining glazed side panel into:

HALLWAY	Double radiator, stairs to 1st floor accommodation, under stairs storage cupboard indoors off to:
LIVING ROOM	16'10 x 9'8 Double glazed picture window to front and double glazed window to side, tiled fireplace, alcove shelving, wall lighting and double radiator.
DINING ROOM	13'5 x 10'11 Tiled fireplace and hearth, double glazed windows to rear and side, double radiator and coved ceiling.
KITCHEN	11' x 8'4 Double glazed windows to rear and side, base and wall units, plumbing for washing machine, single bowl and drainer sink unit with mixer taps over and electric cooker point. Door to:

REAR PORCH	Double glazed window to rear and double glazed glass panelled rear entrance door, tiled floor and shelved cupboard
FIRST FLOOR ACCOMMODATION	
MAIN LANDING	Entrance to loft area above, shelved linen cupboard with radiator and also housing the 'Worcester' oil fired central heating boiler. Doors to:
BATHROOM	8'3 x 5'5 Pedestal wash hand basin, Panelled bath with mixer taps and shower attachment, double glazed window to side, tiled splash backs and radiator.
CLOAKROOM	WC, radiator and double glazed window to side.
BEDROOM ONE	12'8 x 9'8 Two-double glazed windows to front with country views, radiator and shelved built in cupboard.
BEDROOM TWO	9'4 x 8'9 Double glazed window to front with country views, radiator and built in wardrobe.
BEDROOM THREE	13'5 x 8'5 Double glazed window to rear with country views, radiator and built in wardrobe.
EXTERNALLY	The property is approached via a tarmacadam driveway which leads to one side of the property. A pathway leads to the main entrance door with an adjoining mainly lawned the front garden with established borders and hedging with lower vegetable garden with raised beds. Pathways lead along both sides of the property to a rear elevated mainly lawned garden adjoining open farmland to rear with Greenhouse and adjoining Tool Shed.
DETACHED GARAGE	16'3 x 9'8 Roller door to front and adjoining tool shed.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water and Drainage is connected to the property. Oil-Fired Central Heating.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///ownership.beaker.vets
PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

















FLOORPLAN



PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GLASLYN LLANFARIAN ABERYSTWYTH SY23 4BZ	Energy rating D
Valid until 23 June 2031	Certificate number 0032-3006-2206-6299-8204

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make

further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.